

162.0

0002

0025.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
877,800 / 877,800  
877,800 / 877,800  
877,800 / 877,800

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
33		LINDEN ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: BOSSE NUNGIN & VERDINE P	
Owner 2:	
Owner 3:	
Street 1: 33 LINDEN ST	
Street 2:	

Twn/Cty: ARLINGTON	St/Prov: MA	Cntry:	Own Occ: Y
	Postal: 02476		Type:

PREVIOUS OWNER
Owner 1: ODONOGHUE CONNOR W & -
Owner 2: ODONOGHUE LAUREN K.T. -
Street 1: 33 LINDEN ST
Twn/Cty: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION
This parcel contains .248 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Wood Shingle Exterior and 2738 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 7 Bdrms.

OTHER ASSESSMENTS
Code Descrip/No Amount Com. Int

PROPERTY FACTORS
Item Code Description % Item Code Description

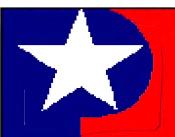
Z R1	SINGLE FA	100	water		
o			Sewer		
n			Electri		
Census:			Exempt		
Flood Haz:					
D			Topo	1	Level
s			Street		
t			Gas:		

LAND SECTION (First 7 lines only)
Use Description LUC No of Units Depth / Unit Type Land Type LT Base Unit Neigh Neigh Neigh Infl Infl % Infl % Appraised Alt Spec J Fact Use Value Notes

104 Two Family	10800	Sq. Ft.	Site	0	70.	0.69	8															

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	10800.000	351,900	5,100	520,800	877,800		108225
							GIS Ref
							GIS Ref
							Insp Date
							10/01/18



Patriot  
Properties Inc.

PREVIOUS ASSESSMENT								Parcel ID	162.0-0002-0025.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	351,900	5100	10,800.	520,800	877,800		Year end	12/23/2021
2021	104	FV	335,500	5100	10,800.	520,800	861,400		Year End Roll	12/10/2020
2020	104	FV	336,200	5100	10,800.	520,800	862,100	862,100	Year End Roll	12/18/2019
2019	104	FV	293,500	5100	10,800.	520,800	819,400	819,400	Year End Roll	1/3/2019
2018	104	FV	293,500	5100	10,800.	461,300	759,900	759,900	Year End Roll	12/20/2017
2017	104	FV	274,400	5100	10,800.	386,900	666,400	666,400	Year End Roll	1/3/2017
2016	104	FV	274,400	5100	10,800.	386,900	666,400	666,400	Year End	1/4/2016
2015	104	FV	242,800	5100	10,800.	334,800	582,700	582,700	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes			
ODONOGHUE CONNO	72402-240	1	4/1/2019			875,000	No	No					
ODONOGHUE MARY	60619-469		12/3/2012	Family		525,000	No	No					
BREEN JOSEPH P,	57267-166		8/9/2011			525,000	No	No	A				
BREEN PAULINE	28342-369		3/23/1998	Family		99	No	No					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/26/1998	319	Manual	2,000					REROOF PORCH/GUTTE	10/1/2018	MEAS&NOTICE	HS	Hanne S					
									11/7/2008	Meas/Inspect	355	PATRIOT					
									12/1/1999	Meas/Inspect	263	PATRIOT					
									7/14/1993		TH						

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

<b>EXTERIOR INFORMATION</b>						<b>BATH FEATURES</b>			<b>COMMENTS</b>			<b>SKETCH</b>					
Type:	13 - Multi-Garden		Full Bath:	2	Rating:	Fair											
Sty Ht:	2A - 2 Sty +Attic		A Bath:			Rating:											
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:											
Foundation:	3 - BrickorStone		A 3QBth:			Rating:											
Frame:	1 - Wood		1/2 Bath:			Rating:											
Prime Wall:	1 - Wood Shingle		A HBth:			Rating:											
Sec Wall:			OthrFix:			Rating:											
Roof Struct:	1 - Gable		<b>OTHER FEATURES</b>														
Roof Cover:	1 - Asphalt Shgl		Kits:	2	Rating:	Fair	1st Res Grid   Desc: Line 1   # Units 1										
Color:	BLUE		A Kits:			Rating:											
View / Desir:			Fpl:			Rating:											
<b>GENERAL INFORMATION</b>						WSFlue:	Rating:										
Grade:	C - Average		<b>CONDOS INFORMATION</b>														
Year Blt:	1910	Eff Yr Blt:	Location:														
Alt LUC:			Total Units:														
Jurisdict:			Floor:				REMODELING			RES BREAKDOWN							
Const Mod:			% Own:				Exterior:			No Unit	RMS	BRS	FL				
Lump Sum Adj:			Name:				Interior:			1	8	4					
<b>INTERIOR INFORMATION</b>						Override:		Additions:			1	6	3				
Avg Ht/FL:	STD		Total:		40.3 %		Kitchen:										
Prim Int Wal	2	- Plaster					Baths:										
Sec Int Wall:							Plumbing:										
Partition:	N	- Typical					Electric:										
Prim Floors:	3	- Hardwood					Heating:										
Sec Floors:							General:		Totals								
Bsmnt Flr:	12 - Concrete								2	14	7						
Subfloor:																	
Bsmnt Gar:																	
Electric:	3	- Typical															
Insulation:	5	- Typical															
Int vs Ext:	S																
Heat Fuel:	1	- Oil															
Heat Type:	5	- Steam															
# Heat Sys:	2																
% Heated:	100	% AC:															
Solar HW:	NO	Central Vac:	NO														
% Com Wal			% Sprinkled														
<b>MOBILE HOME</b>						Make:	Model:		Serial #:		Year:		Color:				
<b>SPEC FEATURES/YARD ITEMS</b>						<b>PARCEL ID</b> 162.0-0002-0025.0											
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1915	21.25	T	40	104			5,100		5,100
More: N	Total Yard Items:	5,100		Total Special Features:						Total:			5,100				

**RESIDENTIAL GRID**

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,225	49.810	61,022	UAT	100	FLA	100	F	
FFL	First Floor	1,225	166.050	203,406						
SFL	Second Floor	1,225	166.050	203,406						
UAT	Upper Attic	288	92.990	26,780						
WDK	Deck	240	8.700	2,087						
OPF	Open Porch	204	21.030	4,290						
Net Sketched Area: 4,407				Total:	500,991					
Size Ad	2450	Gross Area	5271	FinArea	2738					

**IMAGE**

**AssessPro Patriot Properties, Inc**